

LAND ACQUISITION (ADMINISTRATIVE SETTLEMENT)

Administrative Settlement:

- Negotiated settlement that exceeds sponsor's approved offer of just compensation.

An Administrative Settlement must be:

- In the best interest of the public.
- Used to achieve agreeable settlements.
- Can sometimes be more cost effective than condemnation process.
- Not used for voluntary acquisitions.

Documentation Required for FAA Reimbursement of Administrative Settlement:

- A. Appraiser's opinion of value.
- B. Just compensation as recommended by review appraiser.
- C. Property owner's appraisal.
- D. Probable range of testimony in litigation.
- E. Type of property involved and damages, if any.
- F. Recent court awards involving similar property.
- G. Negotiator's recorded information.
- H. Summary of negotiation effort and recommendation of negotiator.
- I. Estimate of trial costs, including preparation fees.
- J. Advice and opinion of legal counsel.

Airport Owner's File Documentation:

- A. Reason for administrative settlement determination.
- B. Justification for determination. Discuss the situation, circumstances and amount of money involved.
- C. Settlement amount must be established and approved prior to any agreement with the owner.
 - 1. May be verbal approval with subsequent written verification added to file prior to payment.

Noncompensable Items:

- A. Amounts paid for such items will be established and excluded from the airport owner's claim for Federal participation in the settlement.

Resources:

- A. <http://www.faa.gov/arp/app600/49CFR24/chap3.htm>
- B. <http://www.faa.gov/arp/app600/49CFR24/ac150/chap3.htm>
Advisory Circular 150/5100-17 – Chapter 3.